

PUD 3433

CASE NO. PRJ2000-00041
SHEET 1 OF 5

THE ESTATES AT BROMLEY NORTH

FINAL P.U.D. PLAN

CERTIFICATE OF OWNERSHIP:

JOHN C. LAURIDSON BEING THE OWNER OF ESTATES AT BROMLEY LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, HEREBY SUBMITS THIS FINAL PLANNED UNIT DEVELOPMENT AND AGREES TO PERFORM UNDER THE TERMS NOTED HEREON.

John C. Lauridson
JOHN C. LAURIDSON, OWNER

STATE) _____
COUNTY)SS
CITY) _____

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF October, 2001.

NOTARY PUBLIC *Stephen R. McConnel*
MY COMMISSION EXPIRES April 21, 2005

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS 21st DAY OF October, 2001.
Paul J. ...
CHAIRMAN

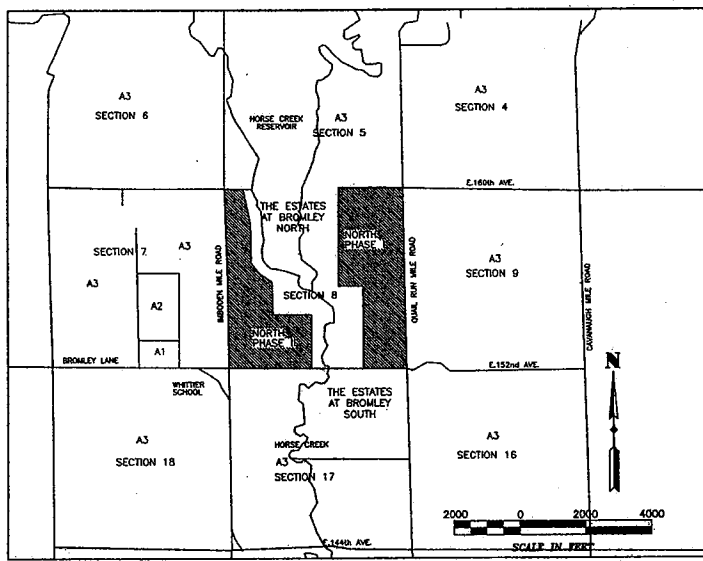
BOARD OF COUNTY COMMISSIONERS APPROVAL:
APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS 21st DAY OF October, 2001.
Mark ...
CHAIRMAN

THIS FINAL P.U.D. PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT 9:59 A.M. ON THE 23rd DAY OF January, 2002.
Carol A. Snyder PUD
COUNTY CLERK AND RECORDER

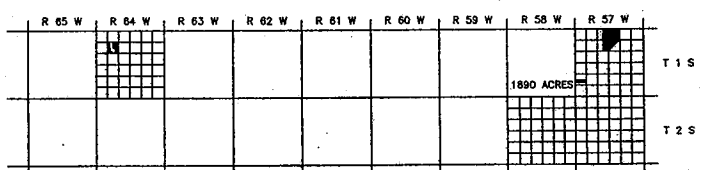
BY DEPUTY: *Patty ...*

ADDITIONS AND DELETIONS:

THE FOLLOWING ADDITIONS AND DELETIONS IN THE P.U.D. WERE MADE BY THE BOARD OF COUNTY COMMISSIONERS AT THE TIME OF APPROVAL.
Mark ...
1 AMM. G.A.H.



VICINITY MAP



AGRICULTURAL RESERVE LOCATION MAP
ADAMS COUNTY, COLORADO

SHEET INDEX:

1. COVER SHEET
2. NOTES
3. SITE PLAN - PHASE I
4. SITE PLAN - PHASE II
5. AGRICULTURAL RESERVE PLAN

THE PRELIMINARY P.U.D. FOR ESTATES AT BROMLEY NORTH WAS RECORDED ON SEPTEMBER 18, 2001

NO. 3399
RECEPTION NO. CO859182

6	6	5	2	1
12	11	10	9	7
18	17	16	15	13
24	23	22	21	19
30	29	28	27	25
36	35	34	33	31

AGRICULTURAL RESERVE AREA MAP

PUD NO. 3433
RECEPTION NO. CO889726

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NO.	REVISION DESCRIPTION	DATE	DESIGNED BY	CHECKED BY	APPROVED BY

MERRICK
Engineers & Architects

THIS AND ANY OTHER ELECTRONIC MEDIA SUBMITTED IS AN INSTRUMENT OF SERVICE PROVIDED BY MERRICK AND SHOWN FOR A LIMITED PERIOD OF TIME. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN CONSENT OF MERRICK AND COMPANY. SHALL BE AT THE USER'S RISK FOR THE UNAUTHORIZED USE WITHOUT LIMITS OF LOSS, DAMAGE, TO MERRICK AND COMPANY.

MERRICK	DATE
DRAWN	JLS/NLD 11/02/01
RECORD	MAW 11/02/01
QC REVIEW	
APPROVED	BJP 11/02/01
CLIENT	DATE
REVIEW	
APPROVED	
DWG FILE NAME	BROM-1N.DWG

THE ESTATES AT BROMLEY NORTH

CLIENT PROJECT NO. _____
MERRICK PROJECT NO. 18013808
SCALE: NTS

FINAL P.U.D. PLAN COVER SHEET

REVISION: _____ DRAWING NO. BROM-1N SHEET NO. 1 OF 5

THE ESTATES AT BROMLEY NORTH FINAL P.U.D. PLAN

CASE NO. PRJ2000-0
SHEET 2

DESCRIPTION - PHASE I:

BY THESE PRESENTS THAT ADAMS NORTH LTD LIABILITY COMPANY, BEING THE OWNER OF SECTION 8 TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS SITUATED IN THE EAST HALF OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 64 WEST, COUNTY OF COLORADO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ADAMS NORTH LTD LIABILITY COMPANY, BEING THE OWNER OF SECTION 8 TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ADAMS NORTH LTD LIABILITY COMPANY, BEING THE OWNER OF SECTION 8 TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION - PHASE II:

ADAMS NORTH LTD LIABILITY COMPANY, BEING THE OWNER OF SECTION 8 TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ADAMS NORTH LTD LIABILITY COMPANY, BEING THE OWNER OF SECTION 8 TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ADAMS NORTH LTD LIABILITY COMPANY, BEING THE OWNER OF SECTION 8 TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ADAMS NORTH LTD LIABILITY COMPANY, BEING THE OWNER OF SECTION 8 TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION - PHASE II (CONTINUED):

ADAMS NORTH LTD LIABILITY COMPANY, BEING THE OWNER OF SECTION 8 TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ADAMS NORTH LTD LIABILITY COMPANY, BEING THE OWNER OF SECTION 8 TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ADAMS NORTH LTD LIABILITY COMPANY, BEING THE OWNER OF SECTION 8 TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ADAMS NORTH LTD LIABILITY COMPANY, BEING THE OWNER OF SECTION 8 TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTES:

1. SITE GRADUATE SHALL NOT DIRECT OR DISCHARGE AND STORM FLOWS INTO THE HORSE CREEK RESERVOIR ABOVE HISTORIC QUANTITIES.
2. NEW DEVELOPMENT SHALL NOT BE PERMITTED TO ALTER OR INTERFERE WITH THE NORMAL OPERATION OR MAINTENANCE OF THE HORSE CREEK RESERVOIR.
3. NEW DEVELOPMENT SHALL NOT BE ALLOWED WITHIN THE HORSE CREEK FLOODPLAIN AS CALCULATED WITH THE HORSE CREEK RESERVOIR AT FULL STORAGE CAPACITY.

WRITTEN PROGRAM NARRATIVE:

THE ESTATES AT BROMLEY NORTH PLANNED UNIT DEVELOPMENT IS A SINGLE-FAMILY RESIDENTIAL RURAL ESTATE SUBDIVISION WITH 39 LOTS ON APPROXIMATELY 406 ACRES. LOT SIZES WILL BE APPROXIMATELY 10 ACRES IN SIZE. THE IMPACT TO SURROUNDING AREAS WILL BE MINIMAL DUE TO THE LARGE LOT SIZES AND MINIMAL GRADING FOR ROAD CONSTRUCTION.

EXPEDITED DENSITY WILL BE NO GREATER THAN 0.1 D.U. PER ACRE WITH MAXIMUM LOT COVERAGE OF LESS THAN 3%.

MAXIMUM OF 39 SINGLE-FAMILY HOMES NO GREATER THAN 10,000 SQUARE FEET. CONSTRUCTION SHALL BE FRAME WITH BRICK OR STUCCO TREATMENT. MINIMUM DWELLING SIZE SHALL BE 1,800 SQUARE FEET. NO MODULAR OR MOBILE STRUCTURES SHALL BE ALLOWED FOR DWELLINGS.

OFF-STREET PARKING ON DRIVEWAYS AND IN GARAGES SHALL PROVIDE ALL PARKING.

PUBLIC ROADS MAINTAINED BY ADAMS COUNTY AND CONSTRUCTED IN ACCORDANCE WITH ADAMS COUNTY STANDARDS. SHALL STAY LOTS FOR THE SUBDIVISION. TRAFFIC WILL BE CIRCULATED BY UTILIZATION OF EXISTING ROADS LOCATED ON SECTION LINES AND BY PROPOSED LOCAL ROADS TO PROVIDE PUBLIC ACCESS TO EACH LOT IN THE SUBDIVISION.

COMMON FACILITIES AND AREAS SHALL BE OWNED AND MAINTAINED BY THE ESTATES AT BROMLEY HOMEOWNERS ASSOCIATION.

WRITTEN PROGRAM NARRATIVE (CONTINUED):

IRRIGATED LANDSCAPING SHALL BE LIMITED TO 4,000 SQUARE FEET OF IRRIGATED AREA AROUND RESIDENCES ON EACH LOT.

MINIMUM BUILDING SETBACKS FOR ALL RESIDENTIAL AND ACCESSORY BUILDINGS SHALL BE AS FOLLOWS:

1. FRONT SETBACK: THE MINIMUM FRONT SETBACK SHALL BE 100' FROM THE FRONT PROPERTY LINE.
2. SIDE SETBACK: THE MINIMUM SIDE SETBACK SHALL BE 50' FROM THE SIDE PROPERTY LINE OR 100' FROM ANY STREET RIGHT OF WAY.
3. REAR SETBACK: THE MINIMUM REAR SETBACK SHALL BE 100 FEET FROM THE REAR PROPERTY LINE.
4. BUILDING SEPARATION: SEPARATION BETWEEN DWELLINGS AND OUTBUILDINGS SHALL BE 10' BEHIND REAR PLANE OF DWELLING.

PUD RESTRICTIONS SHALL BE AS FOLLOWS:

1. THE TOTAL NUMBER OF HORSES THAT MAY BE KEPT ON EACH LOT SHALL NOT EXCEED FOUR EXCEPT THAT OFFSPRING ON THE PROPERTY MAY BE KEPT UNTIL WEANED. ALL HORSES MUST BE KEPT IN A FENCED IN ALL OTHER ANIMALS SHALL BE LIMITED TO DOMESTIC HOUSEHOLD PET THAT MUST BE CONTAINED AT ALL TIMES.
2. THE TOTAL AREA OF LANDSCAPING THAT CAN BE IRRIGATED MAY NOT EXCEED 4,000 SQUARE FEET.
3. A MAXIMUM OF TWO ACCESSORY BUILDINGS AND ONE RESIDENTIAL BUILDING SHALL BE PERMITTED PER LOT. TOTAL SQUARE FOOTAGE ACCESSORY BUILDINGS SHALL NOT EXCEED 2,400 SQUARE FEET, EXCLUDING THE RESIDENTIAL BUILDINGS.
4. MAXIMUM BUILDING HEIGHT SHALL BE 35' AS DETERMINED BY THE ADAMS COUNTY ZONING REGULATIONS.
5. FENCES SHALL BE A MAXIMUM OF 6' IN HEIGHT, BE MADE OF WOOD, CHAIN LINK, OR BARBED WIRE. NO ELECTRIFIED FENCES SHALL BE ALLOWED.

ARCHITECTURE FOR ALL HOMES SHALL BE IN ACCORDANCE WITH THE ESTATES AT BROMLEY'S ARCHITECTURAL CONTROL COMMITTEE.

A 6 FOOT CLOSED PRIVACY FENCE SHALL ENCLOSE OUTDOOR STORAGE.

DOMESTIC WATER SHALL BE PROVIDED BY ONE INDIVIDUAL WELL PER LOT AND SEPTIC SYSTEMS SHALL BE PROVIDED FOR EACH LOT TO HANDLE SEWAGE DISPOSAL. ALL PLANTED LOTS WITHIN THIS P.U.D. MUST DEMONSTRATE THAT THE DOMESTIC WELL IS CAPABLE OF PROVIDING A 3 YEAR WATER SUPPLY. A COMMUNITY WELL SYSTEM SHALL BE EMPLOYED TO PROVIDE IRRIGATION WATER FOR THE DEVELOPMENT. GAS, ELECTRIC, TELEPHONE AND CABLE TV (IF AVAILABLE) UTILITIES WILL BE PROVIDED AS DETERMINED BY EACH INDIVIDUAL UTILITY COMPANY. THE ROUTINE INSPECTION AND MAINTENANCE OF INDIVIDUAL SEPTIC DISPOSAL SYSTEMS (ISDS) SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS(S).

PUBLIC IMPROVEMENTS WILL BE PERFORMED IN TWO PHASES AND WILL BE COMPLETE WITHIN THREE YEARS OF THE RECONSTRUCTION OF PHASE ONE.

IN CONJUNCTION WITH THIS P.U.D. 1770 ACRES OF LAND WILL BE PLACED IN AGRICULTURAL RESERVE. 120 ACRES OF LAND FROM ESTATES AT BROMLEY SOUTH PUD SHALL BE UTILIZED FOR SATISFACTION OF THE TOTAL AGRICULTURAL RESERVE REQUIREMENTS OF 1990 ACRES. THE PROPOSED PROPERTY TO BE PLACED IN RESERVE IS LOCATED IN EASTERN ADAMS COUNTY, BEING ALL OF SECTION 3, THE EAST HALF OF SECTION 4, A PORTION OF THE EAST HALF OF SECTION 9, A PORTION OF SECTION 10, OF SECTION 31, AND A PORTION OF SECTION 30, ALL BEING LOCATED IN TOWNSHIP 1 SOUTH, RANGE 57 WEST OF THE 6TH P.M., ADAMS COUNTY, STATE OF COLORADO.

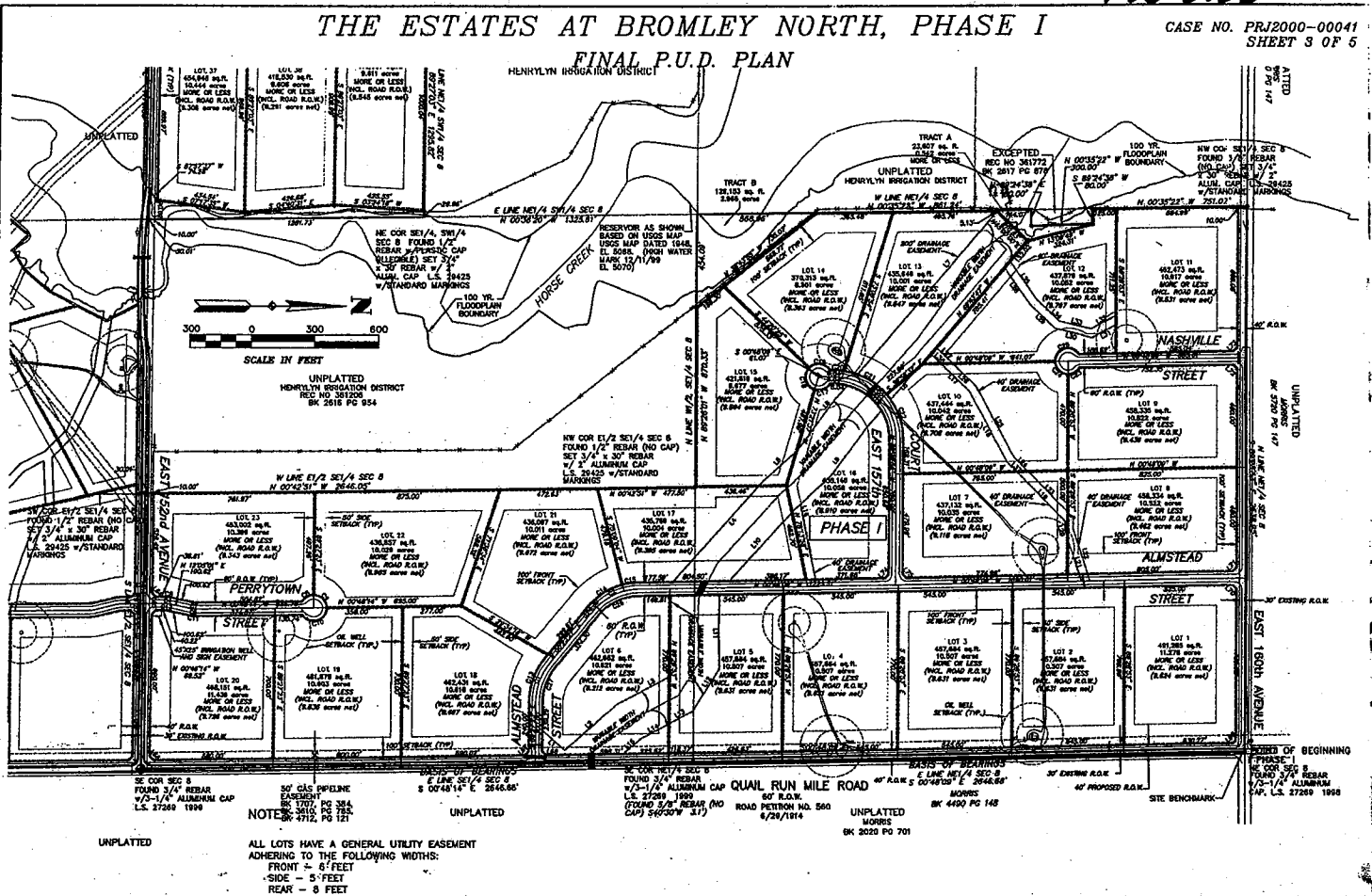
ADAMS COUNTY IS NOT RESPONSIBLE FOR THE ENFORCEMENT OF PRIVATE COVENANTS, CONDITIONS, OR RESTRICTIONS.

PDD 3123

THE ESTATES AT BROMLEY NORTH, PHASE I

FINAL P.U.D. PLAN

CASE NO. PRJ2000-00041
SHEET 3 OF 5



UNPLATTED
ALL LOTS HAVE A GENERAL UTILITY EASEMENT
ADHERING TO THE FOLLOWING WIDTHS:
FRONT - 5 FEET
SIDE - 5 FEET
REAR - 8 FEET

NOTE: 30" GAS PIPELINE EASEMENT
BK 1707, PG 354
L.S. 2748 1999

UNPLATTED

UNPLATTED
BK 4400 PG 148

UNPLATTED
MORRIS
BK 2020 PG 701

NO.	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY

<p>MERRICK Engineers & Architects</p>	DESIGNED BY	JLS/MLD	DATE	11/02/01
	DRAWN BY	MAW	DATE	11/02/01
	APPROVED BY	BJP	DATE	11/02/01
	CLIENT	BROMLEY	DATE	
REVISION				
APPROVED BY				
DATE				
PROJECT NO.	BROM-3N.DWG			

THE ESTATES AT BROMLEY NORTH	
CLIENT PROJECT NO.	
MERRICK PROJECT NO.	18113808
SCALE:	1" = 300'

FINAL P.U.D. PLAN SITE PLAN PHASE I			
PROJECT	BROM-3N	SHEET NO.	3 OF 5

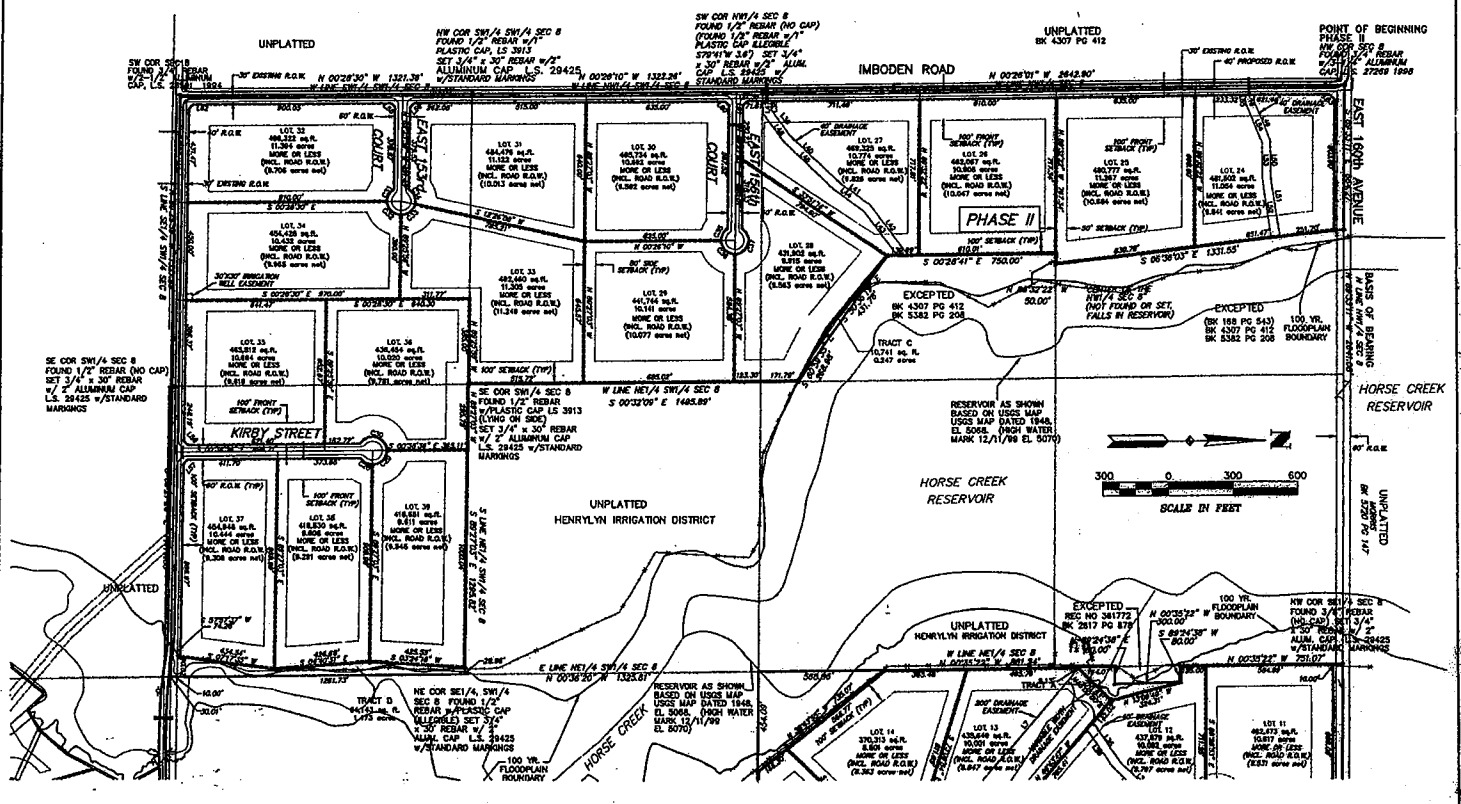
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PUD 3133

CASE NO. PRJ2000-00041
SHEET 4 OF 5

NOTES:
ALL LOTS HAVE A GENERAL UTILITY EASEMENT
ADHERING TO THE FOLLOWING WIDTHS:
FRONT - 6 FEET
SIDE - 5 FEET
REAR - 8 FEET

THE ESTATES AT BROMLEY NORTH, PHASE II
FINAL P.U.D. PLAN



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NO.	REVISION DESCRIPTION	DATE	DESIGNED	CHECKED	DATE

MERRICK	DATE
NAME	11/02/01
DESIGNED	11/02/01
BY	
CLIENT	
PROJECT	
DATE	
BY	
FILE NAME	BROM-4L.DWG

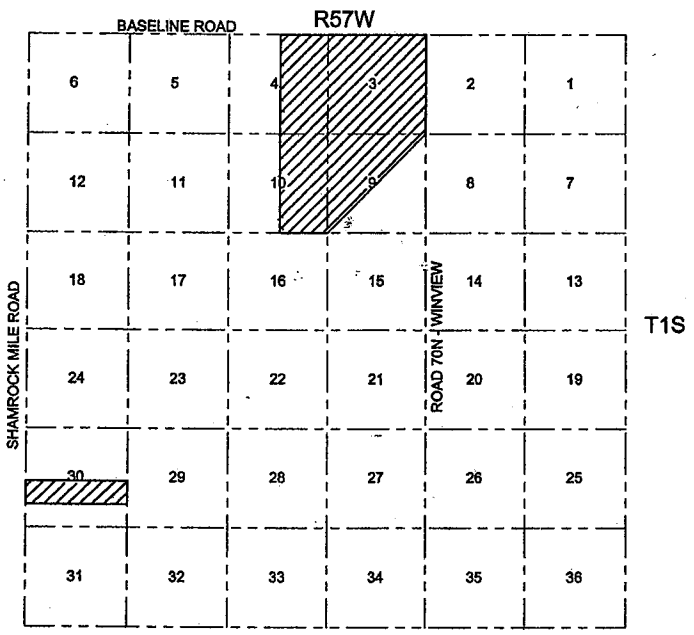
<p>THE ESTATES AT BROMLEY NORTH</p>	
CLIENT PROJECT NO.	
MERRICK PROJECT NO.	18013808
SCALE:	1" = 300'

<p>FINAL P.U.D. PLAN SITE PLAN PHASE II</p>	
PROJECT NO.	BROM-4N
SHEET NO.	4 OF 5

PUD 2422

CASE NO. PRJ2000-00041
SHEET 5 OF 5

THE ESTATES AT BROMLEY NORTH
FINAL P.U.D. PLAN



LEGAL DESCRIPTIONS:

ALL OF SECTION 3, THE EAST HALF OF SECTION 4, A PORTION OF THE WEST HALF OF SECTION 9, AND A PORTION OF SECTION 10 BEING LOCATED IN TOWNSHIP 1 SOUTH, RANGE 57 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO.

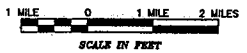
A PORTION OF THE SOUTH HALF OF SECTION 30, BEING LOCATED IN TOWNSHIP 1 SOUTH, RANGE 57 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO.

IN CONJUNCTION WITH THIS P.U.D. 1770 ACRES OF LAND WILL BE PLACED IN AGRICULTURAL RESERVE. 120 ACRES OF LAND FROM ESTATES AT BROMLEY SOUTH PUD SHALL BE UTILIZED FOR SATISFACTION OF THE TOTAL AGRICULTURAL RESERVE REQUIREMENTS OF 1890 ACRES.

NOTES:

THE TERM "AGRICULTURAL RESERVE AREA" SHALL MEAN REAL PROPERTY LOCATED IN UNINCORPORATED ADAMS COUNTY THAT IS RESERVED FOR AGRICULTURAL PURPOSES FOR A PERIOD OF 40 YEARS FROM THE DATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF A FINAL PLAT AND A FINAL PLANNED UNIT DEVELOPMENT (PUD) FOR THE ESTATES AT BROMLEY NORTH DEVELOPMENT. DURING THIS TIME PERIOD THE PROPERTY SUBJECT TO THE AGRICULTURAL RESERVE AREA SHALL ONLY BE USED FOR AGRICULTURAL PURPOSES AS DEFINED IN THE ADAMS COUNTY ZONING REGULATIONS AND SHALL NOT BE ELIGIBLE FOR BUILDING PERMITS OR DRAWINGS. ONLY THOSE USES DEFINED IN THE A-3 ZONE DISTRICT THAT ARE CONSIDERED AGRICULTURAL SHALL BE PERMITTED ON THE AGRICULTURAL RESERVE AREA DURING THE TERM OF THIS AGREEMENT.

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NO.	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	DATE

<p>MERRICK Engineers & Architects</p> <p><small>THIS AND ANY OTHER ELECTRONIC FILE COMPANIES IS AN INSTRUMENT OF SERVICE PROVIDED BY MERRICK AND COMPANY FOR A SPECIFIC PROJECT. IT IS THE USER'S RESPONSIBILITY TO SECURELY STORE AND PROTECT THIS FILE. LOSS OF INFORMATION OF ANY KIND IS NOT THE RESPONSIBILITY OF MERRICK AND COMPANY. MERRICK AND COMPANY SHALL NOT BE RESPONSIBLE FOR THE UNAUTHORIZED USES WITHOUT LIABILITY OR DAMAGE CAUSED BY AGENTS AND CONTRACTORS.</small></p>	DATE	SIGNATURE	DATE
	DRAWN	JLS/NLD	10/18/01
	CHECKED	MAW	10/18/01
	APPROVED	BJP	10/18/01
	CLIENT		
	DATE FILED	BROM-SN.DWG	

THE ESTATES AT BROMLEY NORTH

CLIENT PROJECT NO. _____

MERRICK PROJECT NO. **18013808**

SCALE: **1" = 1 MILE**

FINAL P.U.D. PLAN
AGRICULTURAL RESERVE PLAN

PROJECT: **BROM-SN** SHEET NO: **5 OF 5**